

Application Number A-2024-0458
46 Bromley Crescent
Plan 688, Lot 123, Ward 7

From: Valerie and Robert Van Riel
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Brampton, ON
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In 2018, 46 Bromley Crescent was sold and immediately became a rental property. The previous owner was the original owner and kept the property in immaculate condition.

Since the current owners have purchased the property, it has been used as a rooming house. There is a multitude of people coming and going at all hours. The driveway is full of vehicles that also park on the street.

Many homeowners on Bromley have filed multiple complaints with 311 regarding property standards (e.g. grass overgrown, garbage, noise) along with the police being called.

This property houses too many tenants and is also not registered with the Residential Rental License Pilot Program, even though it is in the area designated. Why do they not have a license??

The license was created to protect the health, safety and human right of residents while preserving neighborhood integrity. This is a failure!

Merriam-Webster defines a slumlord as a landlord who receives unusually large profits from substandard, poorly maintained properties. That defines the owner of this property. The city of Brampton launched a program to crack down on such landlords.

Here are some current concerns:

- Fire Hazard – too many tenants at this location.
- Vehicles speeding to and from this resident on multiple occasions. There are no sidewalks and it is a hazard walking.
- Garbage being dumped in the backyard. City has had to remove this due to the owner not taking responsibility.
- Parking issue's. Vehicles on the street.
- Noise: Vehicles coming and going all hours of the night. Not uncommon to hear loud exhaust and loud music in the middle of the night. Wakes us up. Can no longer have open windows.
- Sanitary Conditions: complaints about rats coming from this address.
- Crime: Since the current landlords have taken possession their have been a number of police reports. Just recently On February 5 their was a report of a Break & Enter and Auto Theft.

To grant this landlord a garden suite which exceeds the allowed size should not be granted. It will add to more problems which are addressed above. We believe this property is a lodging house based on the high number of tenants that come and go.

It will also set a precedent for other landlords to follow suit.

The complaints above have us the cost taxpayers. Who is going to pay for the additional service requests that come with this?

Bill 108, More Homes, More Choice Act, 2019 was introduced to support housing needs and support the provision of age-friendly and inclusive housing that is affordable and accessible to all.

The owners of 46 Bromley Crescent are proposing to build a “spacious garden suite featuring two bedrooms, designed to accommodate small family of up to four individuals” which far exceeds the maximum permitted area in all residential zones.

Based on the number of complaints regarding this property and the numerous transients that are living there at any time, they will far exceed the maximum 4 individuals.

Furthermore, as a lodging house an additional residential unit is not permitted.

We, along with other concerned neighbors oppose this.

Regards,

Valerie & Robert Van Riel